

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** PBG Land Partners, LLC  
5060 N. Federal Highway

**Case #:** 37-R-02

**Date:** March 26, 2002

**Comments :**

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Determine if any proposed accesses conflict with existing street light or power poles. Relocation of these poles shall be coordinated well in advance of applying for a building permit. Contact Doug Lee, project engineer to review any required relocations for City systems, at 828-5059.
3. Provide sufficient elevations approximately 50 to 100 feet off site in each direction to demonstrate responsible management of site runoff and relative grade differences with adjacent sites. Any obvious impacts to adjacent sites shall be appropriately mitigated through additional engineering features to retain and/or discharge runoff.
4. Provide a typical cross section for re-grading of property to retain the required surface water runoff without impact to adjacent sites.
5. Discuss how the extensive tree plantings along the eastern site boundary can be completed with overhead electric and pole line existing there ?
6. A state FDOT permit is required for work in U.S. 1 right of way. Owner shall be required to remove the existing access openings (2) on U.S. 1 similarly to how opening is shown to be properly abandoned on N.E. 51 Street.

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7. Please provide additional design grades (as necessary) to demonstrate stormwater runoff routing to the available system or inlets along the N.E. 51 Street curb line following the reconstruction of curb along the closed access and from the newly reconstructed access.
8. Provide a site lighting plan for all parking areas in accordance with Section 47-20.14 of the City Ordinances.
9. Circulation into and out of space marked «6 » appears to require additional pavement.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** PBG Land Partners, LLC

**Case #:** 37-R-02

**Date:** 3-12-02

**Comments:**

No Comments.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** PBG Land Partners, LLC

**Case #:** 37-R-02

**Date:** 3/26/02

**Comments:**

1. As per Sec. 47-23.9 "A 20' landscape yard shall be required for any property which abuts...N. Federal Hwy. between Sunrise Blvd. and the northern City Limits. No parking, paving, or walkway shall be in said 20' area...." There appears to be a deficiency in this regard.
2. Add rain sensor requirement to irrigation note.
3. Make sure all utilities that would affect proposed planting (such as overhead powerlines) are shown on the Landscape Plan. All tree planting to be in accordance with F.P.L. guidelines.

# DRC

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**Division:** Planning

**Member:** Kevin Erwin  
828-6534

**Project Name:** PBG Land Partners, LLC.

**Case #:** 37-R-02

**Date:** March 26, 2002

**Comments:** Site Plan level I (parking lot)

1. This is a new use and must meet all current code requirements.
2. Discuss if this is a stand alone parking lot or if it will be serving a nearby use such as the building to the East that is in common ownership.
3. Show outlines of adjacent buildings on the site plan.
4. Pursuant to Sec 47-23.9 Inter-district corridor requirements, a twenty foot landscaped yard is required adjacent to Federal Hwy.
5. Existing curb cuts on Federal Highway should be removed and replaced with continuous curbing. Discuss standard for curb gutter with the Engineering Rep.
6. Show all sight triangles on site and landscape plans.
7. The photometric diagram must show illumination levels at all residential property lines. In addition, all lights must be screened so as to prevent glare onto adjacent residential properties.
8. Sidewalks are not drawn to scale, correct plans before re-submittal.
9. It is recommended that the curbing be continued to interior of all parking spaces at landscape islands.
10. Additional comments may be forthcoming at the DRC meeting.

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Division: Police

Member: Det. C. Cleary- Robitaille  
828-6419

Project Name: Paramount Parking Lot

Case #: 37-R-02

Date: 3-26-02

**Comments:**

Is this a public parking lot? Will this lot have restricted access?

Will the parking lot be used after dark?

What type of perimeter control and access control will be implemented?

Parking lot lighting should meet IESNA standards.

Lighting poles/ fixtures should be positioned several feet from canopied trees to be sure foliage does not interfere with fixture illumination.

Shrubbery should not exceed 24 inches in height in order to provide natural surveillance of the area.

**Please submit responses in writing prior to DRC sign-off.**

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** PBG Land Partners, LLC

**Case #:** 37-R-02

**Date:** 3/26/02

**Comments:**

1. A twenty (20) foot yard shall be required for any development on property which abuts the right-of-way on North Federal Highway- between Sunrise Blvd and the northern city limits. No parking shall be permitted within the required yard in accordance with section 47-23.9.A.1.
2. Light fixtures shall comply with the setbacks of the zoning district in which they are located in accordance with section 47-19.2.R.
3. Additional comments may be forthcoming at DRC meeting.